



TUSCALOOSA  
PLANNING COMMISSION

**SUBDIVISION SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Martin Oaks Parcel ID: 63-20-07-26-1-001-001.001 (012;.013) Total Acres: 10.61

**Surveyor or Engineer**

Name: Montgomery and Hinkle Email: marty@mhisurvey.com Phone: 205-972-7916  
Address: 203 Hargrove Road East City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner**

Name: Alan Spann Email: \_\_\_\_\_ Phone: 205-535-8025  
Address: 12890 Martin Spur Road City/State: Northport / AL ZIP Code: 35473

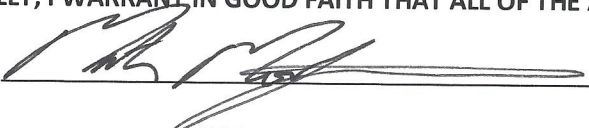
*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

6 Plats MAP FOLDED to 8 ½" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Certification of Applicant**

**NOTE:** AFTER THE MAILING OF ANY NOTIFICATION TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE SCHEDULED HEARING ON THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: 9-17-2021

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT AND ALL NECESSARY SUPPORTING MATERIALS TO:**

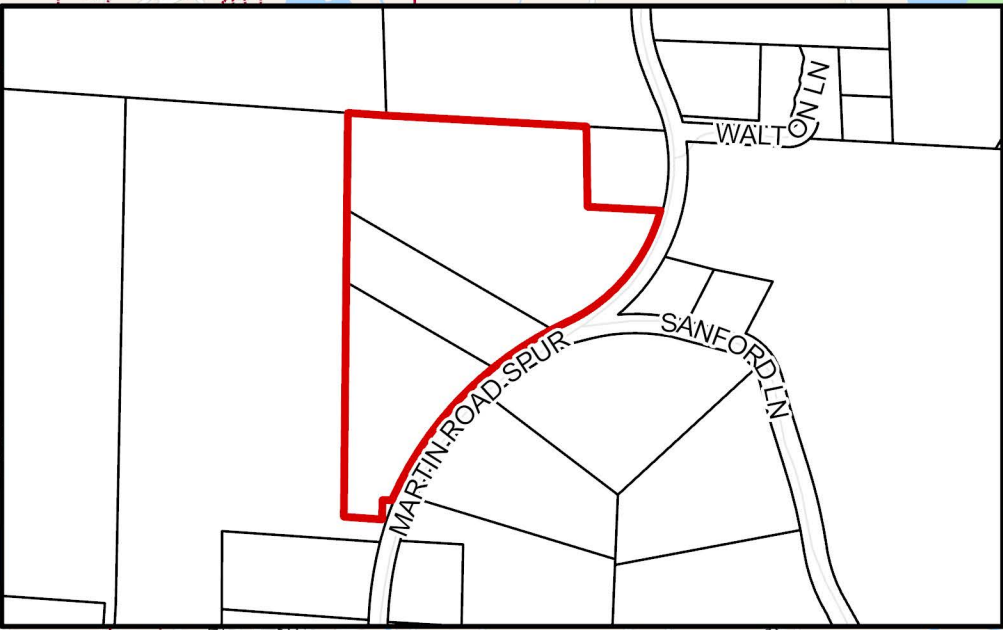
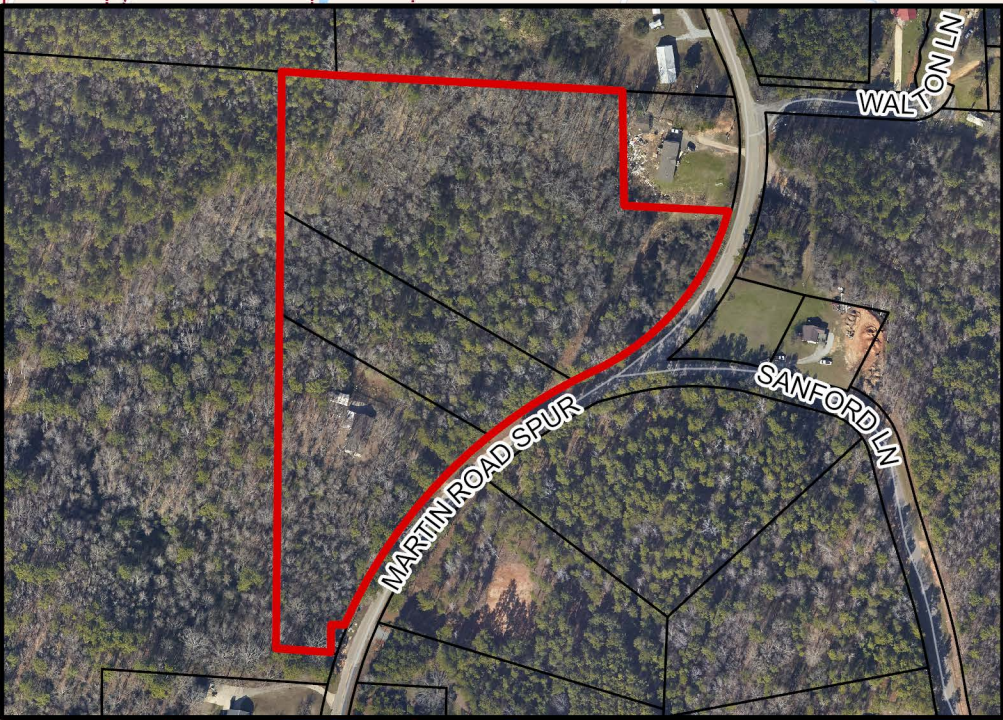
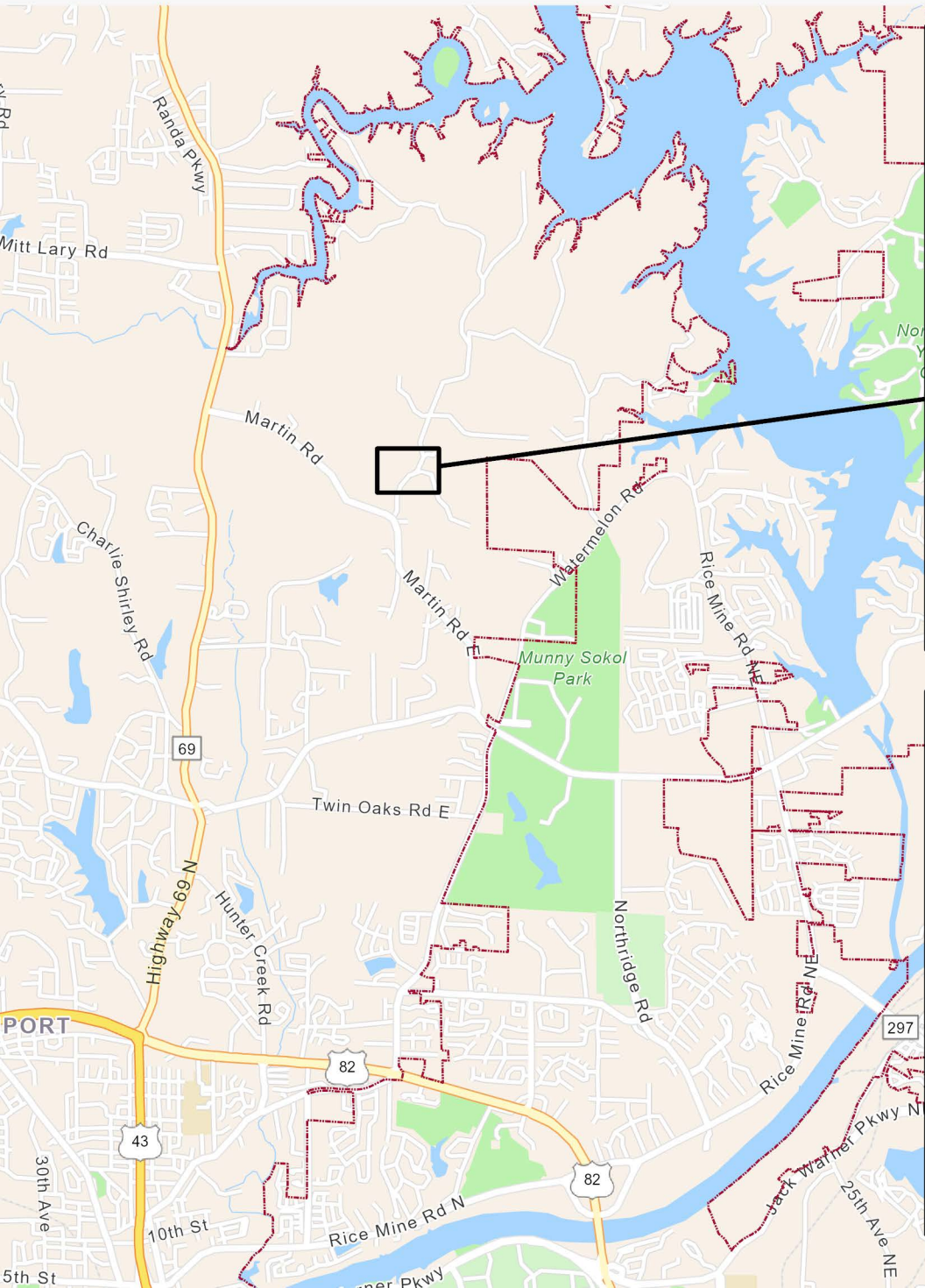
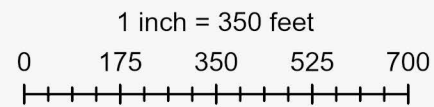
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401

**SUBMIT FORM**





# Martin Oaks







# Martin Oaks

1 inch = 200 feet  
0 100 200 300 400

N





NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 26  
T20S, RANCE10W  
TUSCALOOSA COUNTY, ALABAMA

WATTS JOHN  
P.O. BOX 1012  
NORTHPORT, AL 35476

WATKINS DANA MICHELLE ET AL  
13422 LAKEWOOD LOOP  
NORTHPORT, AL 35473

GARCIA CRISTIANA &  
12902 MARTIN SPUR RD.  
NORTHPORT, AL 35473

SPANN ALAN  
12890 MARTIN ROAD  
NORTHPORT, AL 35473  
DB 2021, PG 22761  
LOTS 2 AND 3

SIMPSON MARK  
5801 CHANDLER AVE  
TUSCALOOSA, AL 35406

REYES DE LA GARZA LAURA ALICIA  
3556 CYPRESS ST.  
NORTHPORT, AL 35475

BRYAN CROW  
11765 NUBBIN RD  
COKER, AL 35452

SPANN ALAN  
12890 MARTIN ROAD  
NORTHPORT, AL 35473  
DB 2020, PG 7769  
LOT 1

PHILLIPS SHAWN  
P.O. BOX 1552  
NORTHPORT, AL 35473

CASE TIMOTHY D &  
4209 CLEAR CREEK PKWY  
NORTHPORT, AL 35475

CARROLLS CREEK WATER  
AUTHORITY  
14462 FIREHOUSE RD  
NORTHPORT, AL 35475

LOT 1  
TWELVE STONES  
PLAT BOOK 2018, PAGE 71  
STRICKLAND SHANE  
916 UNIVERSITY LANE  
TUSCALOOSA, AL 35401

LOT 3  
TWELVE STONES  
PLAT BOOK 2018, PAGE 71

LOT 2  
TWELVE STONES  
PLAT BOOK 2018, PAGE 71

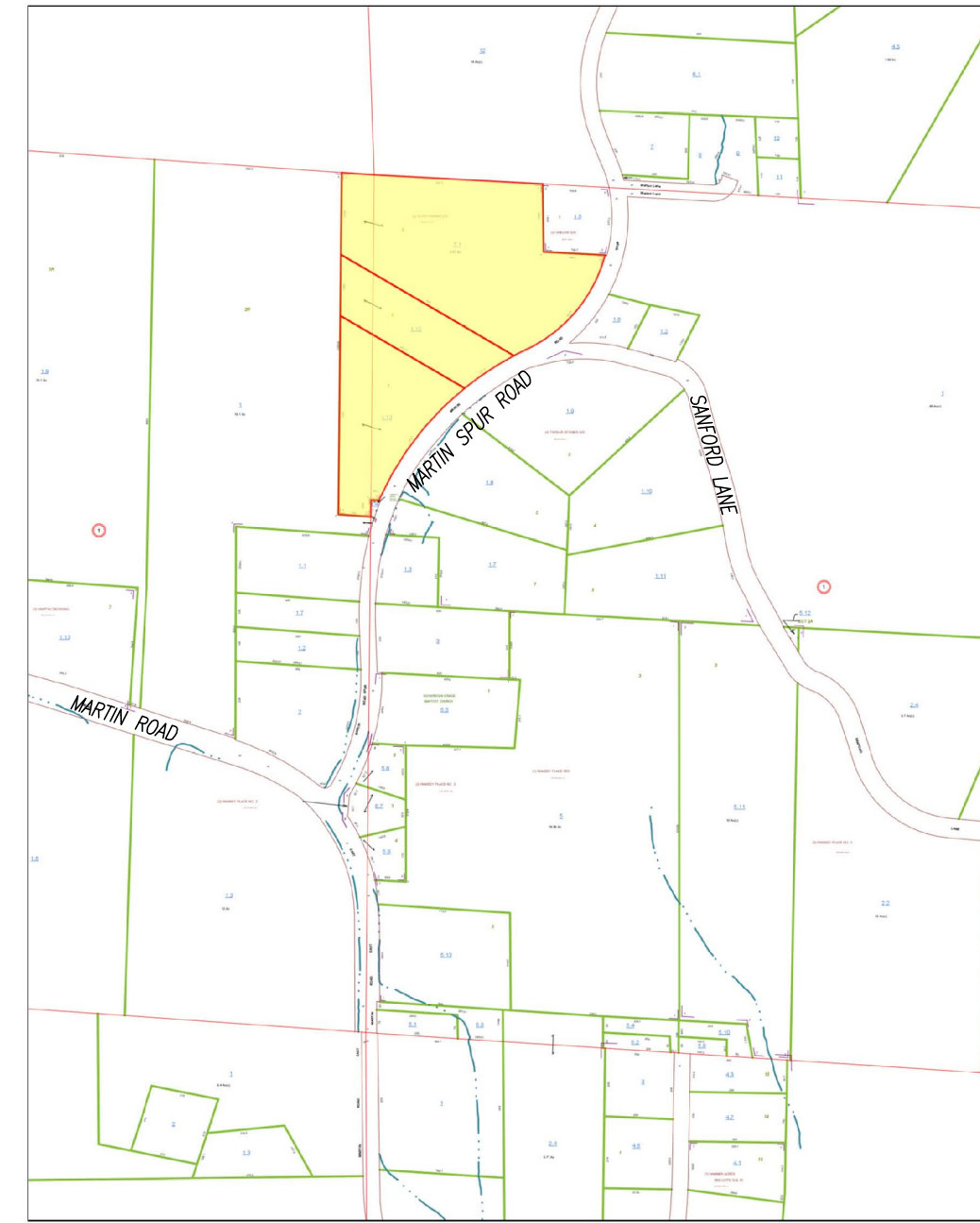
LOT 2  
TWELVE STONES  
PLAT BOOK 2018, PAGE 71

LOT 3  
TWELVE STONES  
PLAT BOOK 2018, PAGE 71

CITY OF TUSCALOOSA,  
CARROLLS CREEK WATER AUTHORITY  
2010 SYSTEM IMPROVEMENTS PROPOSAL "B"  
WATER SUPPLY IMPROVEMENTS  
UTILITY & ACCESS EASEMENTS 5A AND 5B  
DEED BOOK 2011, PAGE 6864

OWNER/DEVELOPER: ALAN SPANN  
12890 MARTIN SPUR ROAD  
NORTHPORT, ALABAMA 35473  
10.61 ACRES DEVELOPED  
NO OTHER PROPERTY OWNED

MARTIN OAKS



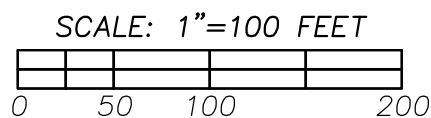
VICINITY MAP

NOTES

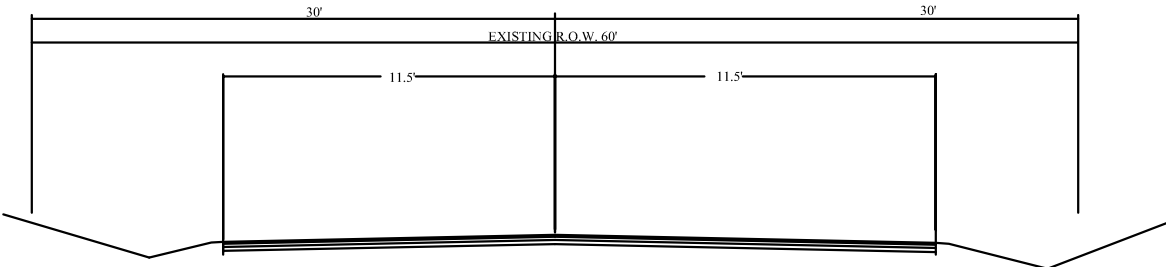
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0011250C341G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
- 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
- 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
- 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
- 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
- 6) THIS PROPERTY IS LOCATED OUTSIDE THE CITY OF TUSCALOOSA AND IS NOT ZONED. THIS PROPERTY LIES IN THE PLANNING JURISDICTION.
- 7) LOT 1 HAS AN APPROVED ON SITE SEWAGE DISPOSAL SYSTEM. LOTS 2-3 TO BE SERVED BY ON SITE SEWAGE DISPOSABLE SYSTEMS.
- 8) A VARIANCE FOR CAPPED SEWER, DRAINAGE STUDY HALF STEEET IMPROVEMENTS AND LOT CONFIGURATION HAVE BEEN SUBMITTED.

LEGEND

- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- ( ) DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINDER FOUND
- UTILITY POLE
- P- POWER LINE
- W WATER METER
- P POWER METER
- ▨ CONCRETE SURFACE
- BUILDING
- ▨ WOOD SURFACE
- X- LINE NOT TO SCALE



SCALE: 1"=100 FEET



TYPICAL STREET SECTION MARTIN ROAD SPUR  
(ASPHALT PAVEMENT)  
(NO PROPOSED CONSTRUCTION)

Montgomery and Hinkle, inc.  
Professional Land Surveyors

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
205-248-7396

marty@mhsurvey.com

MARTIN OAKS  
A RESURVEY OF ALVIN HAMNER SUBDIVISION PLAT BOOK 2020, PAGE 52  
PART OF THE NORTH HALF OF  
THE NORTH HALF OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 10 WEST,  
TUSCALOOSA COUNTY, ALABAMA  
CITY OF TUSCALOOSA PRELIMINARY PLAT

REVISION				
REVISION				
Drawn By S.M.B.	Appd. By M.M.M.	Surveyed By N/A/	Field Work N/A/	Date 09/04/2021
Scale 1" = 100'	Source of information SHOWN	Survey Type PLEM PLAT	Drawing No. 2108-068 Pl Pt. dwg	Job No. 2108-068

PAGE 1 OF 1 PAGES

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 26  
T20S, RANCE10W  
TUSCALOOSA COUNTY, ALABAMA

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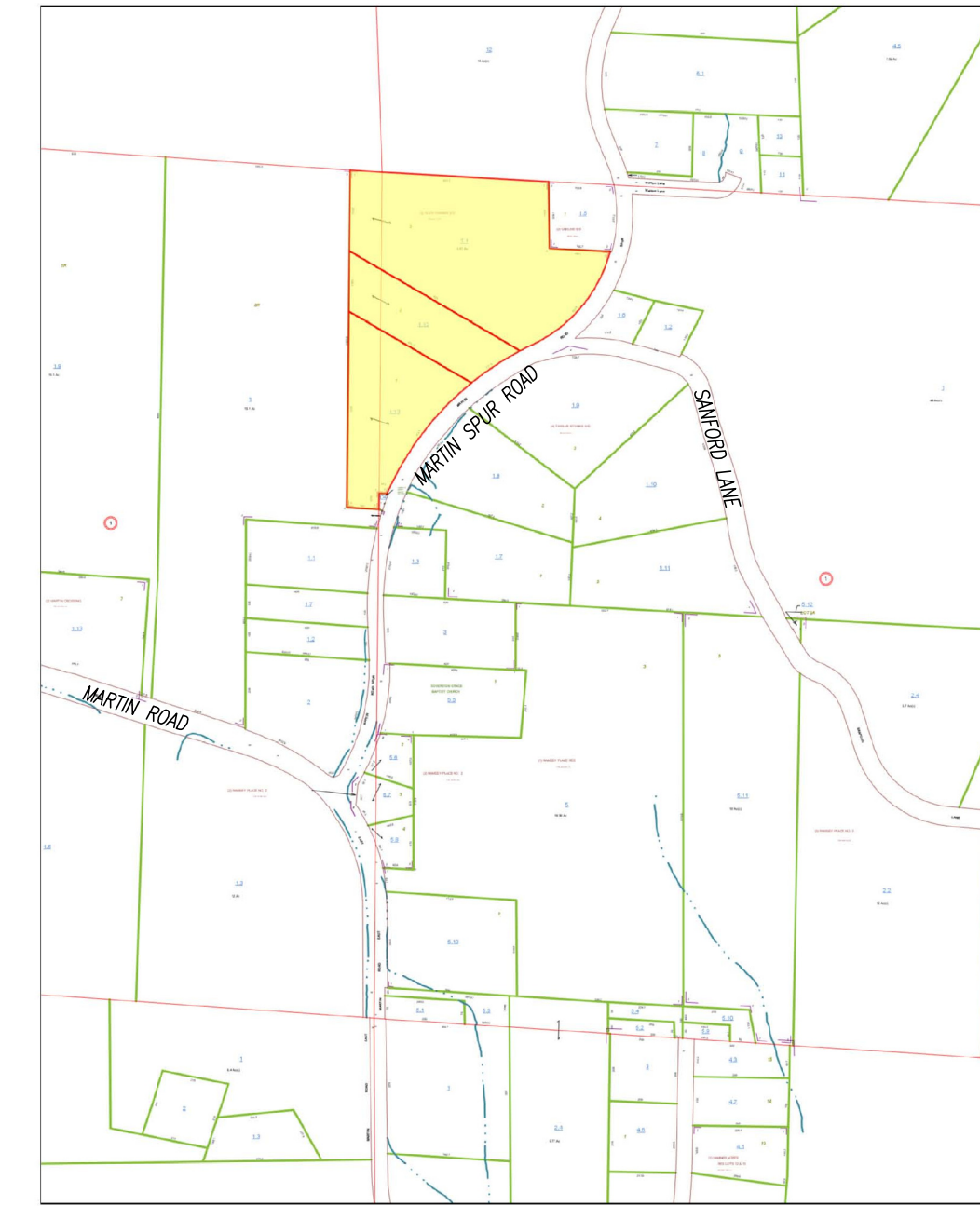
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### MARTIN OAKS



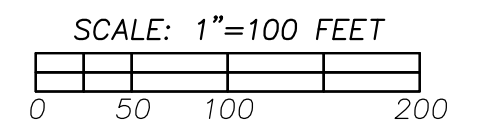
VICINITY MAP

#### NOTES

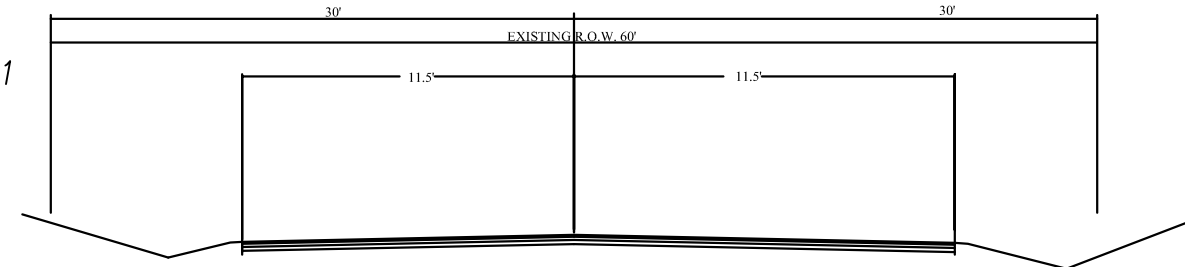
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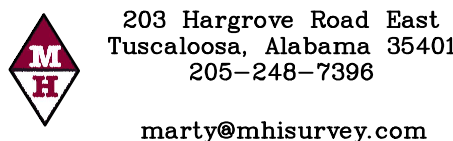


BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



TYPICAL STREET SECTION MARTIN ROAD SPUR  
(ASPHALT PAVEMENT)  
(NO PROPOSED CONSTRUCTION)

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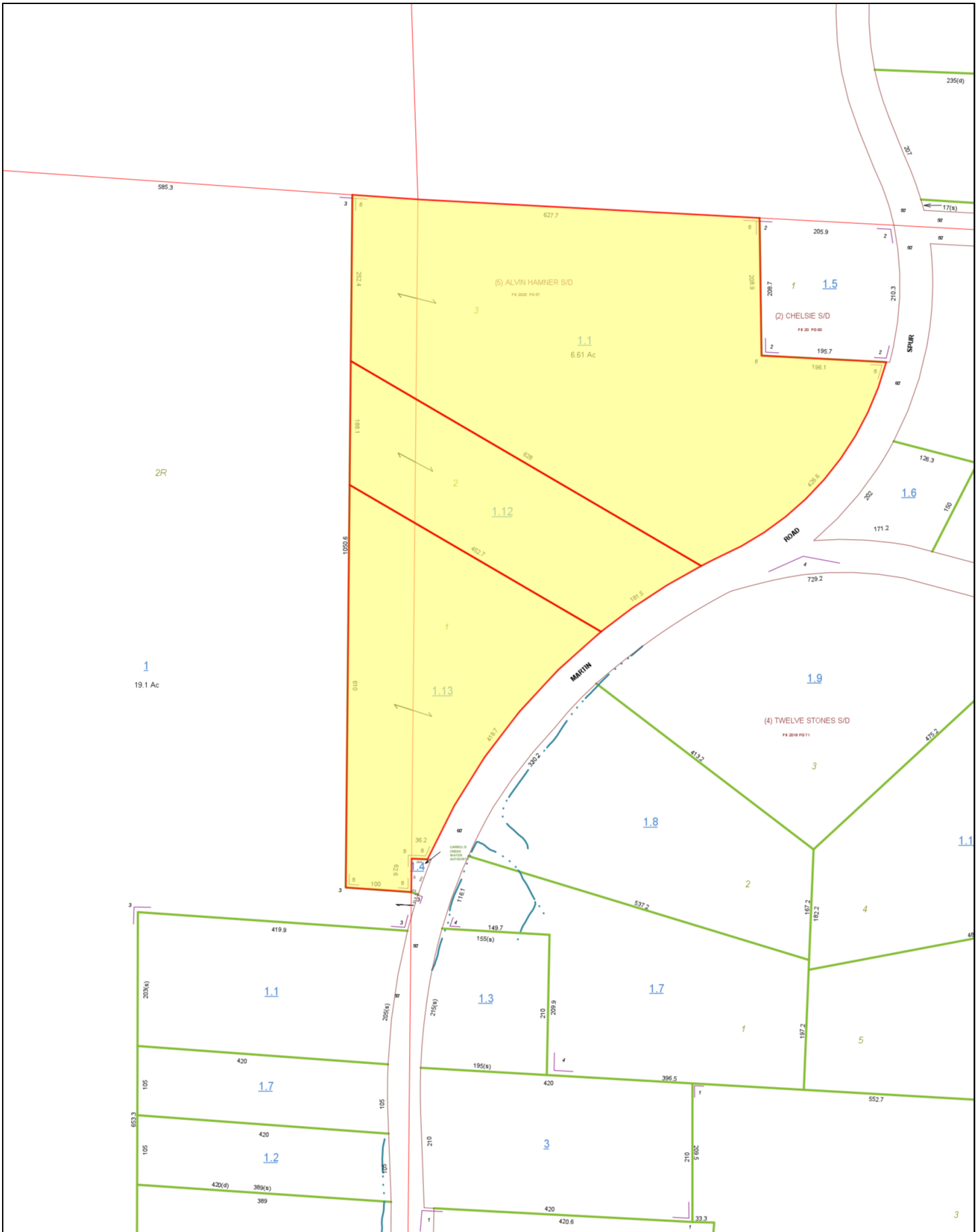
**MARTIN OAKS**  
A RESURVEY OF ALVIN HAMNER SUBDIVISION PLAT BOOK 2020, PAGE 52  
PART OF THE NORTH HALF OF  
THE NORTH HALF OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 10 WEST,  
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CITY OF TUSCALOOSA PRELIMINARY PLAT

#### REVISION

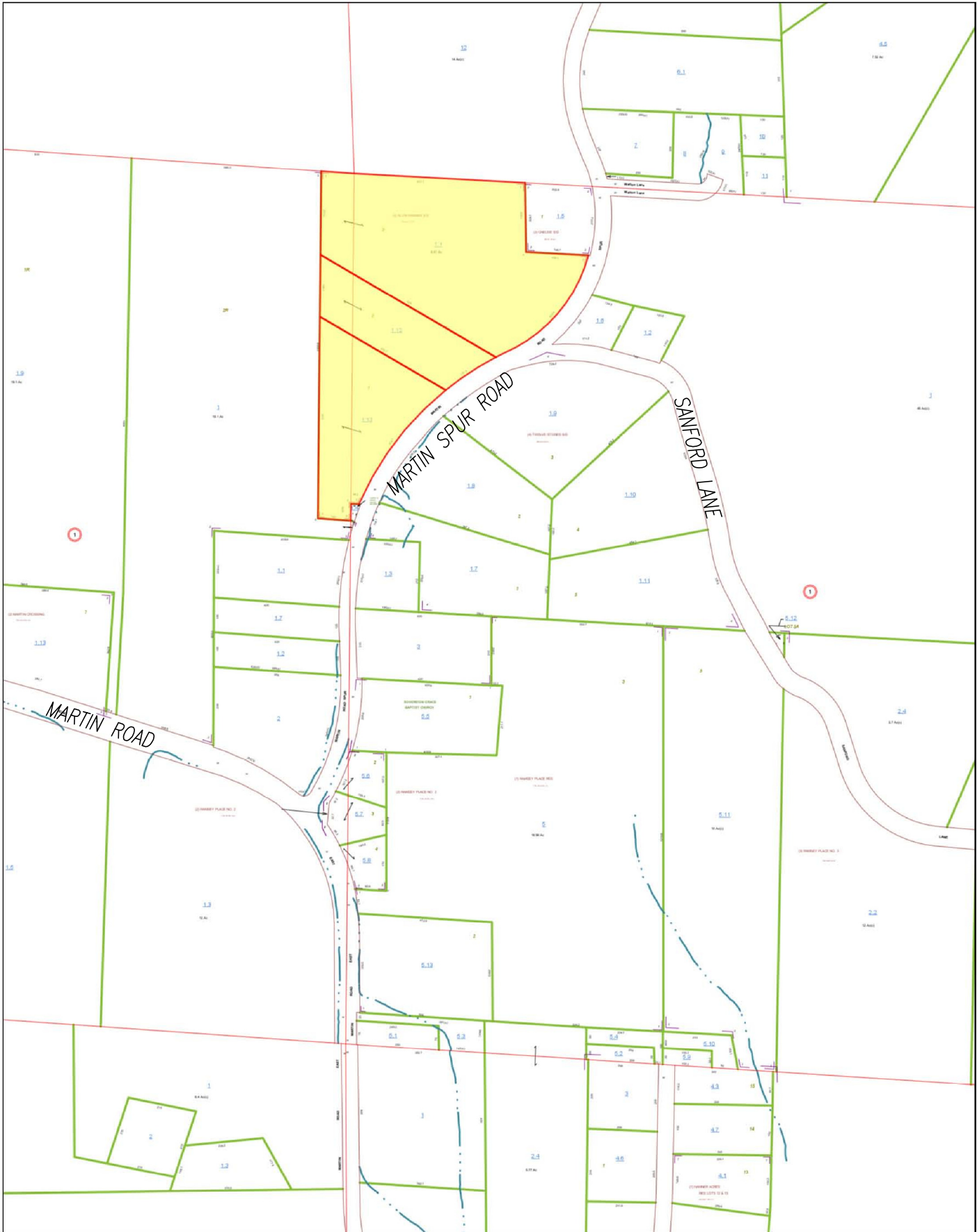
Drawn By	Appd. By	Surveyed By	Field Work	Date
S.M.B.	M.M.M.	N/A/	N/A/	09/04/2021
Scale	Source of information	Survey Type	Drawing No.	Job No.
1" = 100'	SHOWN	PLEM PLAT	2108-068 Pl Pt. dwg	2108-068

PAGE 1 OF 1 PAGES

# MARTIN OAKS



# MARTIN OAKS



VICINITY MAP



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

That  
VARIANCE REQUEST FOR DRAINAGE STUDY

MARTIN OAKS

09/13/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

MARTIN OAKS is requesting a variance of DRAINAGE STUDY due to this being a 10.61 acre parcel that is not creating any additional lots than has already been approved. The dividing boundary line between Lots 2 and 3 is being adjusted and the name of the existing subdivision is being changed. There is an existing house and septic system on Lot 1. Only 2 additional houses would be constructed on these 10.61 acres. Drainage and Runoff should not be adversely affected.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR HALF STREET IMPROVEMENTS

MARTIN OAKS

10/01/2021

City Engineer

cc. sent with preliminary plat to Planning Commission

TDOT

MARTIN OAKS is requesting a variance of HALF STREET IMPROVEMENTS along Martin Spur Road. There is no curb and gutter in this area. This would add a great expense for this three lot subdivision which is mainly adjusting one lot line.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

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203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





**MONTGOMERY & HINKLE, INC.**

*Professional Land Surveyors*

VARIANCE REQUEST FOR LOT CONFIGURATION

MARTIN OAKS

10/01/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

MARTIN OAKS is requesting a variance of LOT CONFIGURATION. The lot line between Lots 2 and 3 is being adjusted to give Lot 2 a total of two acres which would give Lot 2 more usable area for a residence and yard. Doing this would leave Lot 3 with over five acres for residence and drive.

Martin McDuff Montgomery, PLS  
Montgomery and Hinkle, Inc.  
205-792-2482  
[marty@mhisurvey.com](mailto:marty@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

VARIANCE REQUEST FOR CAPPED SEWER

COST ANALYSIS  
SANITARY SEWER  
MARTIN OAKS

09/13/2021

City Engineer

cc.sent with preliminary plat to Planning Commission

TDOT

MARTIN OAKS is requesting a variance of capped sewer due to the high cost of installation for a 3 lot subdivision. Lot 1 has existing approved on-site sewage disposal system. Lots 2-3 will have individual on-site sewage disposable systems. The closest City of Tuscaloosa sanitary sewer is 3.8 miles away from this subdivision. There are multiple elevation changes requiring pumps that would greatly increase any expense to place capped sewer. This subdivision is not creating any additional lots than has already been approved. The dividing boundary line between Lots 2 and 3 is being adjusted and the subdivision name is being changed.

This cost estimate would exceed 445,000 dollars for this 3 lot subdivision.

See enclosed rough cost estimate

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396





# MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

0.5 miles force main (MH 10366 to Mile 0.5) with 7 manholes _____	\$5,000
1 Each lift station at site at mile 0.5 (City of Tuscaloosa approved) _____	\$100,000
0.9 miles gravity sewer (Mile 0.5 to Mile 1.4) _____	\$36,000
0.2 miles force main (Mile 1.4 to Mile 1.6) _____	\$2,000
1 Each lift station at Mile 1.6 (City of Tuscaloosa approved) _____	\$100,000
0.2 miles gravity sewer (Mile 1.6 to Mile 1.8) with 14 manholes _____	\$8,000
1 Each lift station at site at mile 1.8 (City of Tuscaloosa approved) _____	\$100,000
0.2 miles force main (Mile 1.8 to Mile 2.0) _____	\$2,000
0.8 miles gravity sewer (Mile 2.0 to Mile 2.8) _____	\$32,000
Engineering, Permits _____	\$60,000
Total _____	\$445,000

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